

**DC Ranch Parcel 2.15  
Preliminary Plat  
Project Narrative  
Case # 168-PA-2006**

**OVERVIEW**

Rosewood Homes (the "Developer") is the owner and developer, of approximately ten (10) acres of land located south of Thompson Peak Parkway and west of East Desert Camp Drive within the DC Ranch master planned community (the "Property"). The Property is zoned Single-Family Residential (R1-7) with a Planned Community Development (PCD) district overlay. Development of the Property is subject to the R1-7 PCD amended development standards.

**REQUEST**

The purpose of this application is to request Preliminary Plat approval of a site plan for single-family detached homes in DC Ranch Parcel 2.15.

**CONTEXT**

The property is located at the southwest corner of Thompson Peak Parkway and East Desert Camp Drive within the DC Ranch master planned community. The property is currently undeveloped. To the north of the site, across Thompson Peak Parkway, is a custom home neighborhood. To the east, across Desert Camp Drive, is a future potential City park site. To the south, across Desert Camp Drive, is an existing single-family detached residential neighborhood. To the west across a drainage corridor is an existing single-family detached neighborhood. A public path and trail run the length of the northern property boundary and a community path is located along the eastern and southern property boundaries.

In November, 2005, a request was made to amend the DC Ranch Community Council Amended and Restated Declaration of Covenants and Easements to remove the restriction on the property limiting it to use for a house of worship and allowing the development of a single family residential neighborhood. The Community Council Board of Directors approved the amendment in accordance with the governing documents. The amendment to remove the deed restriction on the Property has been approved by the Ranch Association.

**DESCRIPTION OF PROJECT**

The project consists of thirty-four (34) single-family detached homes on lots that range in size from approximately 5,500 square feet to 6,000. This project is designed to blend with the existing surrounding neighborhoods by continuing the form and character already established in DC Ranch. Open space corridors are maintained to preserve the desert character and an internal path connects the neighborhood to the comprehensive community path and trail system. Automobile access to the site will be provided through a gated entry from Desert Camp Drive. The entry arrival is framed with a landscaped accent and view to the large open space corridor. Lots are aligned to take advantage of the adjacent open space, distant mountain peaks, and city lights views.

**ARCHITECTURE**

The architecture of the proposed project will consist of buildings with massing, materials and detailing based on the buildings originally built throughout Arizona, Mexico and Spain. The proposed buildings will be primarily stucco with clay tile roofs and wrought iron accents. Historically accurate detailing will be used to give the buildings a sense of permanence, authenticity and distinction. The styles will complement the existing DC Ranch community.



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DATE: 27 APR 2006



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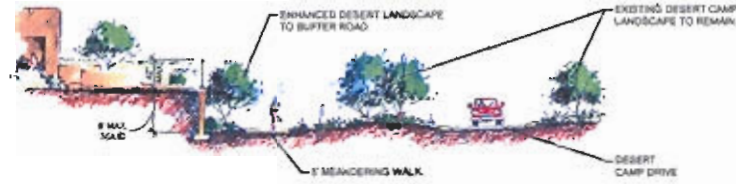


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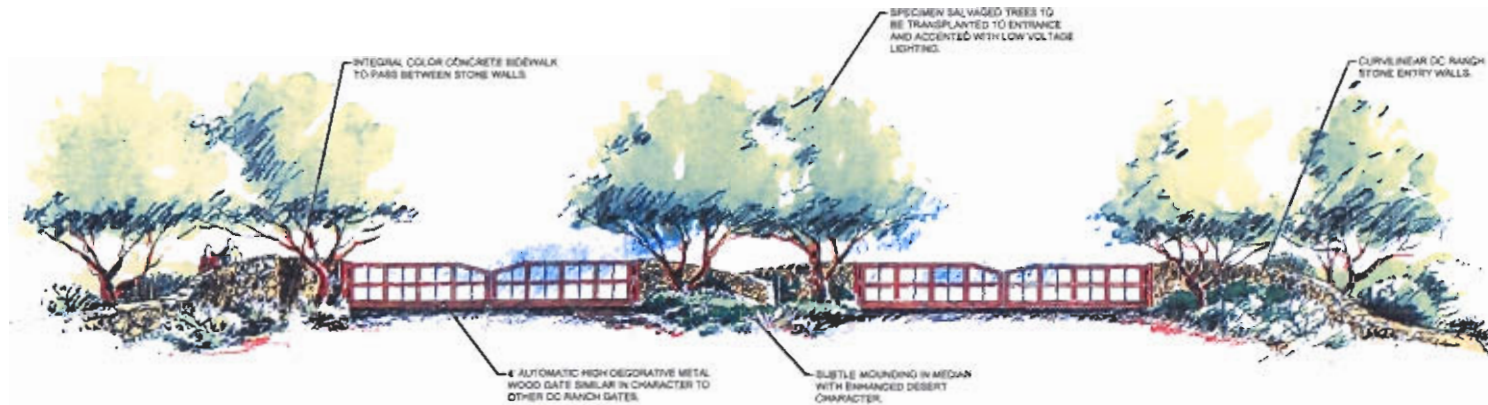


# SITE SECTIONS AND ELEVATIONS



Section E

1/2" = 1' 0"



Elevation F

1/2" = 1' 0"



PARCEL 2.15 PRELIMINARY PLAT APPLICATION



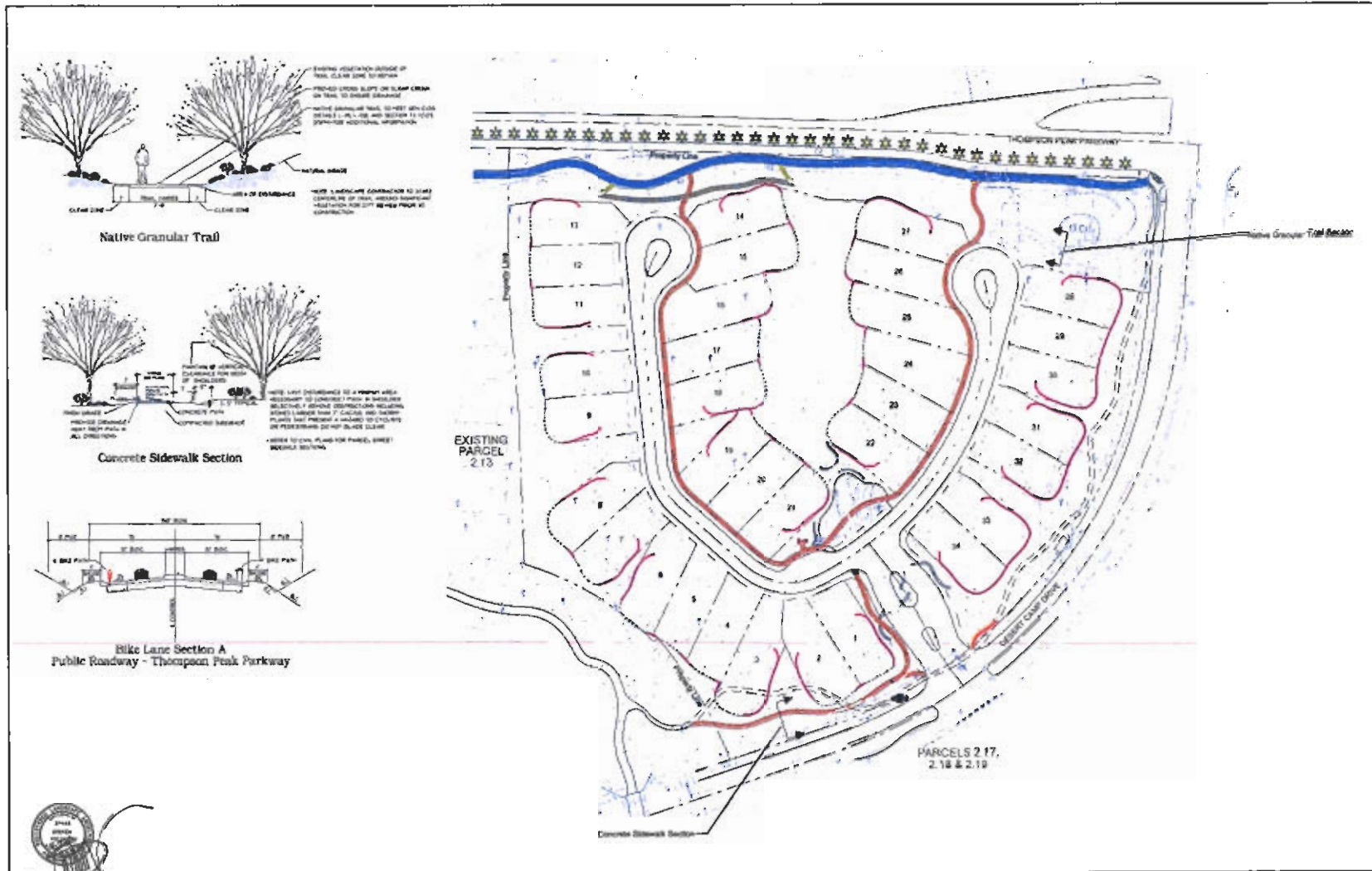
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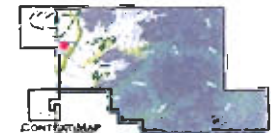




# CONCEPTUAL BIKEWAYS AND TRAILS PLAN



- LEGEND**
- NO INTEGRAL COLOR CONCRETE PATH (NEW)
  - PEDESTAL POLE LIGHTS (EXISTING)
  - NO NATIVE GRANULAR TRAIL (EXISTING)
  - NO NATIVE GRANULAR TRAIL (NEW)
  - NO INTEGRAL COLOR CONCRETE SIDEWALK (NEW)
  - EXISTING TRAIL TO BE ABANDONED
  - SOLID CRUSHED GRASS OR RETAINING WALL
  - VIEW FENCE
  - BIKE LANE - SEE SECTIONS TO LEFT
  - DC RANCH STONE STACKED WALL



DATE: 01/11/06



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# OPEN SPACE PROVIDED



## PROJECT DATA

Zoning: R1-7  
Net Lot Area: 441,348 s.f. - 10.13 ac  
Gross Lot Area: 441,348 s.f. - 10.13 ac  
Number of Units: 34 lots / dwelling units  
Open Space Required: 0 sf - 0.0 ac  
Open Space Provided: 167,449 sf - 3.84 ac



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SHEET 11 AND 12



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**04/25/2006**